



# Las Perlas

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de Monte Biarritz

## Las Perlas de Monte Biarritz

Unique and new project of 3 modern villas located in Monte Biarritz - Marbella

**QUALITY SPECIFICATIONS**

## **FOUNDATION AND STRUCTURE**

- Foundations made by reinforced concrete slabs.
- Structure by reinforced concrete and pillars and waffle slabs, all in accordance with the current legislations.

## **ROOF**

- Inverted flat roof finished with gravel in not transited areas and selected high quality ceramic porcelain gres with non-slip finish in terrace areas.
- Waterproofing of terraces over living areas with double asphalt layer and high density insulation (10cm).

## **WALLS**

- The exterior walls consist of a double hollow brick wall, ½ foot width, air cavity with thermal insulation plus an interior brick wall.
- The dividing walls between living areas consist of a brick wall, coated with plaster.

## **EXTERIOR AND INTERIOR COATINGS**

- Exterior walls, where appropriate, are finished with water proof cement mortar with high density
- Decorated walls with stone design.
- Interior: Walls and ceilings with plaster finishes.

## **FLOORING AND TILING**

- Flooring throughout all the property, porches, terraces, except bedrooms: ceramic porcelain gres tiles.
- Bathrooms with ceramic porcelain gres tiles to different heights where the showers, baths and sinks according to design. The rest of the bathroom walls will be plaster finish painted in white colour.
- Bedrooms with laminated wooden floor.

## **EXTERIOR CARPENTRY**

- All exterior carpentry is made of lacquered aluminum with thermal break and double-glazing with security locks.
- Electric aluminum blinds in bedrooms.

## **INTERIOR CARPENTRY**

- Front door with security system.
- Interior doors: White smooth lacquered wood with stainless steel concealed hinges.
- Wardrobes: White textured lacquered wood with stainless steel concealed hinges.

## **ELECTRICITY AND TELECOMMUNICATIONS**

- Electrical and telecommunications installation using first quality materials in accordance with the current legislation.
- High quality installation.
- Internet and TV points in all bedrooms, kitchen and lounge.
- Complete installation of video entry phone for pedestrian's gate, automatic and motorized car gate.
- LED spotlighting in halls and bathrooms, chromed finish. Point of lights in the other rooms.

## **AIR-CONDITIONING**

- Under floor heating in in all the property.
- Panasonic air conditioning with heat pump. Thermostats in separate areas to avoid unnecessary energy costs.
- Domestic heated water with solar panels with accumulator.

## **PLUMBING**

- The hot and cold water installation is carried out in accordance with the current legislation, with first quality pipes for cold water and heat-insulated pipes for hot water, with partial flow shut-off valve in each wet room.

## **BATHROOMS**

- White colour.
- Architecture model bath (160x70cm) by Villeroy & Boch, Euphoria system 260 Grohe fittings with thermostat incorporated.
- White colour porcelain Artis sinks over worktop (41x41 cm) in bathrooms. Chrome finish mixer XL Lineare taps by GROHE or similar.
- Built-in washbasin by Villeroy & Boch and XS Lineare fittings by Grohe in toilets.
- Resin shower trays, white colour and non-slip finish. The size of the shower will be according to design.
- Fixed glass shower screen in showers, Euphoria system 260 Grohe fittings with thermostat incorporated.
- Mirror over sinks.

### **KITCHEN**

- Fully fitted kitchen by Nolte - includes Siemens appliances.

### **PAINT**

- High quality white colour waterproof paint on exterior areas, according to design.
- Smooth plastic white paint in walls and ceilings on interior areas.

### **GROUNDS AND PARKING**

- The pedestrians' access pavement is made of stamped concrete.
- The plot enclosure is done by metallic fence and/or brick wall filled with mortar painted in white, as appropriate.
- The vehicles and the pedestrian's entrance gate are metallic with a modern design. The vehicles' one is operated by remote control.
- The swimming pool is finished with "gresite" (mosaic tiles), underwater lighting and chlorination system.
- Contemporary style gardens.

### **OTHER EQUIPMENT**

- Fireplace in living room.
- Solar panel installed on the roof to supplement energy needed for generation of hot water.
- Electric aluminum blinds in bedrooms.
- Video entry system.